

Message Text

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ACTION EUR-12

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P 022236Z MAR 76

FM AMEMBASSY OTTAWA

TO SECSTATE WASHDC PRIORITY 9007

UNCLAS OTTAWA 0866

E.O. 11652: N/A

TAGS: ASEC

SUBJECT: BUILDINGS: ACQUISITION OF A MORE SUITABLE MARINE HOUSE
IN OTTAWA

PASS EUR/EX; A/SY/FO

1. SINCE JULY 1975 THE EMBASSY HAS ACTIVELY BEEN SEARCHING FOR MORE SUITABLE QUARTERS FOR THE MARINE SECURITY GUARD DETACHEMENT. DESPITE LETTERS OF INTEREST TO ALL LOCAL REAL ESTATE COMPANIES, THE RESPONSE HAS BEEN LIMITED AND THOSE HOUSES INSPECTED, UNTIL TODAY, HAVE NOT MET THE MINIMUM REQUIREMENTS FOR THE DETACHMENT WHICH COMPRISES OF EIGHT WATCHSTANDERS.

2. AN INSPECTION HAS JUST BEEN MADE ON A LARGE FIVE-BEDROOM HOUSE, WHICH HAS RECENTLY COME ON THE REAL ESTATE MARKET, WHICH APPEARS IDEALLY SUITED TO BECOME THE MARINE HOUSE. THIS RESIDENCE IS LOCATED APPROXIMATELY FIVE MILES FROM THE CHANCERY AND IS SITUATED ON A 100X 170 LOT. IT IS A STONE AND BRICK STRUCTURE WITH THE LARGEST OF THE FIVE BEDROOMS 16X13 AND THE SMALLEST OF THE BEDROOMS 12X 12. THESE BEDROOMS HAVE SUFFICIENT CLOSET SPACE AND THREE COMPLETE BATHROOMS ADEQUATE TO ACCOMODATE THE MARINES. THERE IS A 24 X 30 RECREATION ROOM IN THE BASEMENT ALONG WITH A 10X 10 WET BAR AREA WITH A STORAGE ROOM, LAUNDRY ROOM AND A GAME ROOM WHICH COULD BE CONVERTED INTO A SIXTH BEDROOM. THE HOUSE COMES EQUIPPED WITH STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL HEATED TWO-CAR GARAGE, WASHER, AND DRYER. THE TERMS OF THE LEASE ARE UNCLASSIFIED

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\$750 PER MONTH WITH A LONG TERM LEASE WITH A MINIMUM

OF THREE YEARS PREFERRED.

3. PRESENT MARINE HOUSE IS TOTALLY INADEQUATE AND WAS INITIALLY ACQUIRED IN 1971 TO ACCOMMODATE A FIVE-MAN DETACHMENT. SINCE THAT TIME THE DETACHMENT HAS INCREASED TO EIGHT MEN MOST OF WHOM HAVE TO SHARE EXTREMELY SMALL BEDROOMS AND INADEQUATE TOILET FACILITIES. AT BEST THE PRESENT MARINE HOUSE CAN BE DESCRIBED AS A SMALL FOUR-BEDROOM RESIDENCE WITH INADEQUATE PARKING SPACE, TOILET FACILITIES, STORAGE SPACE, WATER HEATER HEATING PLANT AND YARD AREA. THE DEFICIENCIES OF THE PRESENT MARINE HOUSE WERE BROUGHT OUT IN AN INSPECTION IN JULY 1975 OF THE RSO BY THE CHIEF OF A/SY/FO WHO REPORTED IN PART; "THE MARINE HOUSE IS A TYPICAL TWO-STORY SINGLE FAMILY DWELLING... OCCUPIED BY EIGHT MARINES... COMPARISON OF THESE QUARTERS WITH MANY MARINE HOUSES OVERSEAS WOULD RESULT IN AN INADEQUATE RATING FOR OTTAWA. RSO WAS ENCOURAGED TO SEEK POST ASSISTANCE IN LOCATING LARGER AND MORE APPROPRIATE QUARTERS". FURTHER, THE REGIONAL MARINE OFFICER IN CONDUCTING SEMI-ANNUAL INSPECTIONS IN OTTAWA HAS BEEN LESS THAN SATISFIED WITH THE PRESENT ACCOMMODATION ALTHOUGH HE HAS NOT FORMALLY COMPLAINED ABOUT THE MARINE HOUSE IN HIS INSPECTION REPORTS.

4. IN ADDITION TO THE INADEQUATE SIZE OF THE PRESENT HOUSE, THE EMBASSY HAS RECENTLY EXPERIENCED DIFFICULTIES IN GETTING THE OWNER TO COMPLY WITH TERMS OF THE LEASE IN MAKING NECESSARY REPAIRS AND MAINTAINING THE HOUSE IN A LIVABLE CONDITION. THIS IS DESPITE REPEATED ATTEMPTS TO TELEPHONICALLY CONTACT THE OWNER OR WRITING TO THE OWNER VIA REGISTERED MAIL WITH RETURN RECEIPTS. AT THE PRESENT TIME, THE MARINE HOUSE HAS A LEAKING ROOF, CRACKED INTERIOR WALLS, BADLY PEELING EXTERIOR PAINT, UNEVEN HEAT DISTRIBUTION ALL OF WHICH HAVE REPEATEDLY BEEN CALLED TO THE ATTENTION OF THE LANDLORD WITHOUT SUCCESS. EMERGENCY REPAIRS AND MAINTENANCE HAVE HAD TO BE MADE BY THE EMBASSY AT ITS OWN EXPENSE. THIS LACK OF COOPERATION IS POSSIBLY DUE TO THE LOW RENT, \$4,500 PER YEAR, PRESENTLY BEING PAID FOR THE HOUSE.

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5. EMBASSY REQUEST TELEGRAPHIC APPROVAL IN PRINCIPAL FOR ENTERING INTO A LEASE FOR THE PROPOSED NEW MSG RESIDENCE. OTHERWISE, IT IS FELT ANY DELAY WILL RESULT IN LOSS OF OPPORTUNITY TO OBLIGATE NEW RESIDENCE AS A FUTURE MARINE HOUSE.

6. PLEASE ADVISE SOONEST.

ENDERS

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